

041.A

0001

0096.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

703,500 / 703,500

USE VALUE:

703,500 / 703,500

ASSESSED:

703,500 / 703,500

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
96		RAWSON RD, ARLINGTON

**OWNERSHIP**

Unit #: 96

Owner 1: VICE KYLE A &amp; GRETCHEN M

Owner 2:

Owner 3:

Street 1: 96 RAWSON ROAD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

**PREVIOUS OWNER**

Owner 1: CALVO LUIS M JR &amp; JENNIFER A -

Owner 2: -

Street 1: 96 RAWSON ROAD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

**NARRATIVE DESCRIPTION**

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1927, having primarily Vinyl Exterior and 1589 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 2 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7281																

**IN PROCESS APPRAISAL SUMMARY**

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
102		0.000	695,100	8,400		703,500			315279
							GIS Ref		
							GIS Ref		
							Insp Date		
							05/30/18		

**PREVIOUS ASSESSMENT**

Parcel ID								
041.A-0001-0096.0								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	102	FV	684,700	8400	.	693,100	693,100	Year End Roll
2019	102	FV	618,600	8600	.	627,200	627,200	Year End Roll
2018	102	FV	547,800	8600	.	556,400	556,400	Year End Roll
2017	102	FV	500,000	8600	.	508,600	508,600	Year End Roll
2016	102	FV	500,000	8600	.	508,600	508,600	Year End
2015	102	FV	521,300	8800	.	530,100	530,100	Year End Roll

**SALES INFORMATION**

Grantor		Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CALVO LUIS M JR		63838-385		6/30/2014		535,000	No	No		
CALVO LUIS M & J		62473-21		8/12/2013	Family		1	No	No	

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/18/2018	62	Redo Kit	26,800	C				
11/12/2015	1756	Re-Roof	6,500					

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/30/2018	Measured	DGM	D Mann
5/14/2015	SQ Returned	MM	Mary M
3/12/2014	NEW CONDO	PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

**EXTERIOR INFORMATION**

Type:	99 - Condo Conv
Sty Ht:	1A - 1 Sty +Attic
(Liv) Units:	1 Total: 1
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	8 - Brick Veneer 10%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	BLUE & WHITE W/WHI
View / Desir:	D - AVGD

**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1927
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	G15
Fact:	.
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wall:	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	2
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wall	% Sprinkled:

**MOBILE HOME**

Make:		Model:		Serial #:		Year:		Color:	
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**SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X18	G	GD	2004	28.40	T	9	102			8,400			8,400

**BATH FEATURES**

Full Bath:	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Very Good

**COMMENTS**

OF=BIDET IN 3/4BTH.
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**SKETCH**

UnSketched SubAreas:  
GLA: 1589,

**RESIDENTIAL GRID**

1st Res Grid	Desc:		# Units:	
Level	FY	LR	DR	D K FR RR BR FB HB L O
Other				
Upper				
Lvl 2				
Lvl 1				
Lower				
Totals	RMs:	7	BRS:	2
	Baths:	1		HB

**OTHER FEATURES**

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Fpl:		Rating:	
WSFlue:		Rating:	

**CONDO INFORMATION**

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	55.000000000
Name:	

**DEPRECIATION**

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:	4.6	%	

**CALC SUMMARY**

Basic \$ / SQ:	295.00
Size Adj.:	1.31079292
Const Adj.:	1.09215784
Adj \$ / SQ:	422.320
Other Features:	87900
Grade Factor:	1.00
NBHD Inf:	0.95999998
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	728608
Depreciation:	33516
Depreciated Total:	695092

  

Rate	Parcel ID	Typ	Date	Sale Price

  

WtAv\$/SQ:	AvRate:	Ind.Val

  

Juris. Factor:	1.00	Before Depr:	405.43
Special Features:	0	Val/Su Net:	437.44
Final Total:	695100	Val/Su SzAd:	437.44

**PARCEL ID**

041.A-0001-0096.0

**IMAGE**
**AssessPro Patriot Properties, Inc**